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Wetlands Protection Committee Minutes 10/13/2016

Town of Wellesley
Wetlands Protection Committee
Meeting Minutes
October 13, 2016

Approved 12/2/2016

Meeting Location: NRC Office, Lower Level, Town Hall
525 Washington Street
Wellesley, MA 02482

Present: Members Robert Collins (chair), Carl Sciple, Richard Howell, Peter Jones, Linda Hansen (Wetlands Administrator), and Sarah Clarren (Administrative Support)

Guests: Erin Riley, Kevin Hanron, Joe Peznola, David Cowell, Justin Quinn, Glenn Wood, Ray Johnson, Michelle Maheu, David Himmelberger, Mary Trudeau, Dennis Cronin, Les Shea, Nash Quadir, Robert Alevizos, John and Amanda Rich, Karen Skinner-Catrone, T. Heinlein.

Public Voice: Erin Riley (potential WPC member), Kevin Hanron (potential associate member)

Administrative Business

Potential WPC Members: Two potential WPC members, Erin Riley and Kevin Hanron were present at the meeting and gave a brief introduction of their background and interest in joining the WPC.

COC signature page: 99 Parker road, Mass DEP# 324-0297: L. Hansen stated that the WPC had issued a COC for 99 Parker Road in 1997, but the owners never recorded it and have since misplaced the signature page. The WPC signed the signature page.

47 Carisbrooke permitting requirement: L. Hansen briefly introduced a proposed project which involves removing an 8' section of an existing retaining wall to install stone stairs. The project involves roughly 100 sq ft and is in the 100' buffer. The WPC stated that it is unclear on exactly how much fill will be removed. The WPC concluded that if the project removes less than 3 cubic yards of material then an RDA is acceptable.

Approve Minutes: On a motion by C. Sciple, seconded by P. Jones, the Committee voted 4-0, to approve the minutes of 4/8/2016, 5/19/2016, 6/9/2016 as amended. On a motion by P. Jones, seconded by C. Sciple, the Committee voted to approve the minutes of 6/30/2016 and 8/30/2016 as amended.

Wellesley Plaza: L. Hansen stated that Wellesley Plaza needs to submit a COC and a check for a compliance review by a peer reviewer. To date, no check has been received.

81 Russel Rd: The landscaping plan in the file is not current and a new one will be submitted shortly.

Northern long-eared bat protected habitat in Wellesley: L. Hansen was recently informed that there is Northern Long-Eared Bat federally protected habitat in Wellesley. Two habitats are located in the aqueduct. She expects more information from EPA.

Public Hearings – New and Continued*

Wellesley College—continued NOI, Mass DEP # 324-0830

- Installation of a water re-circulation pump system in a man-made pond
- R. Johnson from TetraTech and M. Maheu from Wellesley College were present.

Since the last hearing, WPC member R. Howell provided feedback in regards to the sampling plan. R. Johnson stated that another sampling event would take place during the warmer weather. The plan is to start the samplings in October and go through July/August of 2017. The sampling would provide baseline results to determine the water quality prior to installing the re-circulation pump system. R. Johnson stated that it is likely that some seasonal adjustments will be made. M. Maheu asked that if the WPC issues an Order, can the college build some, if not all of recirculation system. The WPC stated that the system can be constructed, but the College cannot switch to the new system without completing the baseline sampling and have the WPC review results; this will be a Special Condition in the Order. R. Johnson said that quarterly sampling of pre- and post- installation will occur. M. Maheu said that sampling will continue for at least two years after installation.

The WPC asked if the water level will be measured and R. Johnson said that it would and a float switch will be installed. If the water level drops, fresh water will be added into the system. The WPC also said that the outflow should be kept clean throughout the baseline study. R. Johnson said that this can be added to the sampling plan which will be modified and returned to the WPC. L. Hansen will draft the Order for the next meeting, but sampling can begin prior to the Order being issued.

2 Lake Road— continued RDA

- Removal of declining tree adjacent to pond
- Robert Alevizos was present for the hearing.

At the last hearing, the WPC had asked for a planting plan and one has since been provided. The planting plan involves removing invasive vegetation and then planting understory. Over 40 native plants will be planted. The WPC expressed concern of having this project file as an RDA because it involves mitigation plantings. However, issuing a Negative Determination # 3 allows for conditions. The WPC determined that the following conditions be added: 75% of the vegetation must survive for at least two years, a certified arborist must remove the invasive species, the town botanist should review the planting plan and confirm that it is adequate mitigation and the stumps and root systems of the tree are to remain in place.

On a motion by R. Howell, seconded by P. Jones, the Committee voted 4-0 to issue a conditional Negative Determination of Applicability #3 after reviewing the draft permit.

14 Brooks Street—new NOI

- Demolition of existing house, construction of 2-family house
- M. Trudeau and D. Cronin were present for the hearing.

Currently, there is a single family home (SFH) and a detached garage/barn on the lot. The lot is within the outer 200 feet of the riparian zone. The lot is not in a flood zone. The owners plan to tear down the existing structures and replace them with a duplex building. The new building will be centered on the lot with a joint driveway and attached garages between the units. The proposed building is 77 sq ft larger than the existing building, but there will be a reduction of 131 sqft of impervious driveway. All roof runoff up to and including a 100 year storm will be infiltrated onsite. Mitigation for the removal of the several landscaping shrubs at the front of the home includes planting four trees and seven shrubs. No trees will be removed. Erosion controls are planned at the front of the lot and silt socks will be used.

Minor grading is proposed on the front of the property near the driveway in order to ensure that no runoff will go to the abutting property. The driveway will be impervious and is included in the stormwater calculations. L. Hansen received the stormwater report yesterday and sent it to the DPW for review. The WPC said that if the infiltration systems can contain a 100 year storm, the proposed conditions will be better than the existing conditions. L. Hansen will confirm the stormwater calculations with the DPW and draft the Order for the next meeting. **Continued to November 3rd.**

3 Lexington Road—new RDA

- Construct a second floor addition to existing house

D. Himmelberger and Nash Quadir were present for the hearing.

WPC reviewed pictures of the site showing the existing front porch that is to be removed and pictures of the existing vegetation. D. Himmelberger recapped the project which was introduced to the WPC at the last meeting. The project involves installing a wood-framed farmer's porch that will be supported by two sonotube footings. Two A/C pads are also proposed. The home is within the 100-foot wetland buffer and floodplain. Two drywells will be installed to capture roof runoff. Three bushes will be removed and some tree pruning will occur. D. Himmelberger stated that a siltation fence will be installed around the perimeter of the home. Except to install the drywells, no excavation will occur. The proposed drywell will be 5' deep. The WPC discussed special conditions for the project which will include:

1. no stockpiling of soil,
2. no expansion of the driveway,
3. three shrubs can be removed,
4. mitigation shrubs will be planted at a time TBD,
5. erosion controls and drywells must be inspected,
6. tree limbs above the roofline can be pruned, and
7. any tree within three feet of the house and with an 8" DBH or smaller can be removed without prior approval from the Wetlands Administrator.

Prior to the next meeting, L. Hansen will draft and distribute the Determination of Applicability. She will also inform the ZBA that the WPC is in the process of approving the project.

On a motion by P. Jones, seconded by R. Howell, the Committee voted 4-0, to issue a Negative Determination of Applicability contingent on review of the draft RDA by the next meeting.

54 Riverdale Road—amended OOC, Mass DEP # 324-0736

- Additional construction includes a breezeway, second floor above garage, and deck
- J. and A. Rich were present for the hearing with Karen Skinner-Catrone (wetlands).

A. Rich began by stating that the project was approved by the WPC and then went in front of the ZBA. During the ZBA process, the plan changed to include an additional 19sq ft of impervious. Additionally, three trees (two of which were diseased) were removed. The third tree was a maple in the front of the home and was removed because it was thought to be a safety issue due to its proximity to the work. In order to mitigate the trees that had been removed, K. Rich proposed adding four trees. The WPC asked for an updated landscaping plan as the current one is not clear and it should include the A/C units which are not currently shown. The WPC also asked for the increase in impervious surfaces also be shown on the plan. J. Rich said that the project will need to go back before the ZBA for approval of the location of the AC units. L. Hansen will draft and distribute Exhibit A. She will also inform the ZBA that the WPC is in the process of approving the project.

Continued to next meeting.

892 Washington Street—new OOC

- Construction of a new house, tennis court, barn, pool and access drive
- J. Peznola and D. Cowell (Hancock Associates), J. Quinn (Landscape Architect), and Glenn Wood (attorney) were present for the hearing. Les Shea (representing the abutters) was also present.

The proposed project involves constructing a SFH on a 6.95 acre lot that is currently zoned for active agricultural use. The lot is currently an active hay field. The resource areas found on the property include the Charles River and a tributary stream (Pollack Brook) on the north side of the property. Some of the lot is in a flood zone, but not in a location where work is proposed. The proposed pool and hot tub would be in the back of the home and landscaping is proposed within 200' of the riverfront. A portion of the active hayfield would be converted into a lawn and a portion of the field that falls within the inner riparian zone would be planted with a wildflower mix. The area of the wildflower mix will be mowed 1-2 times a year.

WPC expressed concern of the location of the driveway as it is close to the stream. The WPC suggested moving it further south or making it less 'windy.' J. Peznola stated that the Town Selectman has discussed keeping the agricultural view of the area, so it was concluded to have the house further back on the lot to allow for a section of the front lawn to continue to be used as an active hayfield.

A small rain garden is proposed near the driveway to mitigate runoff. A second larger rain garden is proposed in the back of the home which will collect runoff from a section of the driveway and water collected from the downspouts. Retention areas will be 1-2' deep, 20" of bioretention mix, and underlining that is a stone area for storage of water so it can then percolate into soil. The top of bioretention areas will be mulched and then planted with native vegetation. Soils on-site were evaluated and the area is highly conducive to infiltration. The WPC noted that as proposed, a 100-year storm will not be infiltrated on-site; although this is a requirement.

The WPC asked if there is any proposed invasive plant management, to which J. Quinn said there is not, but it can certainly be discussed. He stated that the stream side has more invasive plants than the Charles River side of the property. J. Peznola said that some potential vista pruning may happen,

asked that it be conditioned when the Order is drafted. The WPC asked for a plan showing where any vista pruning would occur. J. Quinn said that due to the amount of invasive plants in the area, it may be best to have a coordinated effort including the Town's Arborist. J. Peznola said that it may be best to hold off on that for now and that they may come back for an Amendment at a later time.

The WPC noted that the 4,800sqft patio falls within the 200' riverfront buffer and asked why it is not moved to the side of the home. J. Peznola said that it only encroaches a bit and it is more aesthetically pleasing. He continued to state that the actual dwelling is entirely out of the buffer. J. Quinn added that if there is any shifting to the proposed project, it will just be shifted into another zone or they would have to increase the driveway which is impervious.

L. Hansen said that on the town map the stream is labeled as an intermittent stream, but the USGS topo map has it labeled as a perennial stream; burden of proof is on the owners of the property. J. Quinn said that the stream needs to be below 0.5 sq mile of watershed to be declared perennial and this stream comes just shy of that. The WPC asked for further analysis because depending on its status, more mitigation might be needed. L. Hansen said that mitigation along the Charles' shoreline could be added.

J. Peznola said that the proposed tennis court will be out of all jurisdictional areas. The surface of the court has not yet been decided upon. The WPC noted the proximity of a large tree to the tennis court and said that if permitted, protection measures must be put in place to ensure its survival during construction.

J. Peznola then stated that the project must undergo large house review with the Planning Board after the project is permitted through the WPC. L. Hansen reminded J. Peznola that if plans change during the permitting process with other boards, the project must come back before the WPC.

L. Shea said that the abutters have asked him to review the entire project. He stated a few of his comments/concerns which include 1) asking the WPC to consider having the driveway and bioretention area not be within any conservation restriction area, 2) any conservation restriction be recorded prior to a certificate of occupancy being issued, and 3) that any vista pruning be discussed with the Hunnewell's.

For the next meeting, more information and analysis must be completed. **Continued until 11/3/2016.**

10 Old Farm Road— continued NOI, Mass DEP #324-0814

- Stormwater Management report peer review in process

No one present; no new information. Continued until 11/3.

116 Manor Ave— continued NOI, Mass DEP # 324-0827

- Review wetland delineation report

No one present; no new information. Continued until 11/3.

Adjournment:

On a motion made by P. Jones, seconded by C. Sciple, the Committee voted 4-0 to adjourn the meeting at 9:31pm.